ABBREVIATIONS

A/C	AIR CONDITIONING	L.	LINEN
ACOUS.	ACOUSTIC	LAM.	LAMINATE
A.D.	AREA DRAIN	LAV.	LAVATORY
ADJ.	ADJACENT	LKR.	LOCKER
AGGR.	AGGREGATE	LT.	LIGHT
AL.	ALUMINUM		
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECT	MMC	MIRRORED MEDICINE CABINET
ASPH.	ASPHALT	MECH.	MECHANICAL
		MEMB.	MEMBRANE
BD.	BOARD	MTL.	METAL
BITUM.	BITUMINOUS	MFR.	MANUFACTURER
BLDG.	BUILDING	M.H.	MAN HOLE
BLK'G.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	MIR.	MIRROR
BOT.	BOTTOM	MISC.	MISCELLANOUS
BT.	BATH TUB	M.O.	MASONRY OPENING
		MUL	MULLION
CAB.	CABINET	N.	NORTH
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	NO.	NUMBER
CER.	CERAMIC	NOM.	NOMINAL
CG.	CORNER GUARD	N.T.S.	NOT TO SCALE
C.I.	CAST IRON		
C.J.	CONTROL JOINT	O.A.	OVERALL
CLG.	CEILING	OBS.	OBSCURE
CLK'G.	CAULKING	O.C.	ON CENTER
CLO.	CLOSET	O.D.	OUTSIDE DIAMETER
CL.	CENTERLINE	OFF.	OFFICE
CLR.	CLEAR	OPNG.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
CNTR.	CENTER		
C.O.	CLEAN OUT		
COL.	COLUMN	P.	POLE
CONC.	CONCRETE	P.D.	PLANTER DRAIN
CONN.	CONNECTION	PL.	PLATE
CONT.	CONTINOUS	P-LAM.	PLASTIC LAMINATE
CORR.	CORRIDOR	PLAS.	PLASTER
CTR.	CENTER	PLY.	PLYWOOD
CTSK	COUNTERSUNK	PR.	PAIR
		PRCST.	PRE-CAST
D	DRYER	PT.	POINT
DBL.	DOUBLE	PTD.	PAINTED
DD	DECK DRAIN	PTN.	PARTITION
DET.	DETAIL		
D.F.	DOUGLAS FIR	Q.T.	QUARRY TILE
DIA.	DIAMETER		
DIM.	DIMENSION		
DISP	DISPENSER	R	RISER
DISPO.	DISPOSAL	R.A.	RETURN AIR
DN.	DOWN	RAD.	RADIUS
D.P.	DAMP PROOFING	R.D.	ROOF DRAIN
DR.	DOOR	REF	REFERENCE
D.S.	DOWNSPOUT	REG.	REGISTER
D.S.P.	DRY STANDPIPE	REINF.	REINFORCED
D.W.	DISH WASHER	REQ'D.	REQUIRED
DWG.	DRAWING	RES.	RESILIENT
DWR.	DRAWER	REV.	REVISED
		RM.	ROOM
E.	EAST	R.O.	ROUGH OPENING
(E)	EXISTING	RWD.	REDWOOD
EA.	EACH	RWL.	RAIN WATER LEADER
E.JT.	EXPANSION JOINT		
EL.	ELEVATION	S.	SOUTH
ELEC.	ELECTRIC	S.A.	SUPPLY AIR
ELEV.	ELEVATOR	S.C.	SOLID CORE
EMER.	EMERGENCY	SCHED.	SCHEDULE
ENCL.	ENCLOSDURE	S.D.	SOAP DISPENSER
E.P.B.	ELEC. PANEL BD.	SECT.	SECTION
EQ.	EQUAL	S.C.D.	SEE CIVIL DRAWINGS
EQPT.	EQUIPMENT	S.E.D.	SEE ELECTRICAL DRAWINGS
EXP.	EXPANSION	S.L.D.	SEE LANDSCAPE DRAWINGS
EXT.	EXTERIOR	S.M.D.	SEE MECHANICAL DRAWINGS
		S.S.D.	SEE STRUCTURAL DRAWINGS
F.A.	FIRE ALARM	SHWR.	SHOWER
F.D.	FLOOR DRAIN	SIM.	SIMILAR
FDN.	FOUNDATION	SPEC.	SPECIFICATION
F.E.	FIRE EXTINGUSHER	SQ.	SQUARE
F.E.C.	F.E. CABINET	SSTL.	STAINELESS STEEL
F.H.C.	FIRE HOSE CABINET	SSK.	SERVICE SINK
FIN.	FINISH	STA.	STATION
FLR.	FLOOR	STD.	STANDARD
FLASH'G.	FLASHING	STL.	STEEL
FLUOR.	FLUORESCENT	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	STRUCT.	STRUCUTRAL
F.O.F.	FACE OF FINISH	SUSP.	SUSPENDED
F.O.M.	FACE OF MASONRY	SYM.	SYMMETRICAL
F.O.S.	FACE OF STUD.	S&P	SHELF & POLE
FPRF.	FIREPROOF		
FT.	FOOT	T.	TREAD
FTG.	FOOTING	T&G	TONGUE & GROOVE
FURR'G.	FURRING	T.B.	TOWEL BAR
FUT.	FUTURE	T.C.	TRASH COMPACTOR
		T.P.	TEMEPRED PLATE
GA.	GAUGE	TEL.	TELEPHONE
GALV.	GALVANIZED	TEMP.	TEMPERED
G.B.	GRAB BAR	TER.	TERRAZZO
GLZG.	GLAZING	THK.	THICK
GRND.	GROUND	T.O.	TOP OF
GR.	GRADE	T.P.D.	TOILET PAPER DISPENSER
GYP.	GYPSUM	T.V.	TELEVISION
GSM.	GALVANIZED SHEET METAL	TYP.	TYPICAL
		U.N.F.	UNINISHED
HDWD.	HARDWOOD	U.N.O.	UNLESS NOTED OTHERWISE
HGT.	HEIGHT	UR.	URINAL
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL	V.B.	VAPOR BARRIER
		VERT.	VERTICAL
I.D.	INSIDE DIAMETER	VEST.	VESTIBULE
INSUL.	INSULATION		
INT.	INTERIOR	W.	WEST
		W&D	WASHER & DRYER
JAN.	JANITOR	W/	WITH
JT.	JOINT	W/O	WITHOUT
		W.C.	WATER CLOSET
KIT.	KITCHEN	WD.	WOOD
		W.P.	WATER PROOF
		W.R.	WATER RESISTANT
		WSCT.	WAINSCOT
		WT.	WEIGHT

BEST MANAGEMENT PRACTICES

THE FOLLOWING BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES SHALL BE REQUIRED AS A PART OF THE WORK:

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.

TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

SYMBOLS

DOOR MARK
DOOR NUMBER
HARDWARE GROUP

WINDOW TYPE

WALL TYPE

EQUIPMENT TYPE
EQUIP. GROUP
EQUIP. IDENTIFICATION

ELEVATION
SHEET LOCATION OF ELEVATION
ELEVATION IDENTIFICATION

SECTION
SECTION IDENTIFICATION
SHEET LOCATION OF SECTION

ROOM FINISHES
FLOOR / BASE
CEILING
WALLS / WAINSCOT

KEYNOTE
SEE DRAWING LEGEND

HOSE BIB
WITH ANTI-SIPHON DEVICE

FUEL GAS
WITH SHUT OFF VALVE

POWER & SIGNALSYMBOLS

DUPLEX OUTLET
120V AC, 20 AMP W/ ARC FAULT INTERUPT PROTECTION @ ALL NON-GFI OUTLETS IN DWELLING UNITS NOTE: ALL 120 V, 15 & 20 A ELEC. RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESITANT

DUPLEX OUTLET W/ GROUND
FAULT INTERUPT120V AC, 20 AMP

WEATHERPROOF DUPLEX OUTLET W/ GROUND
FAULT INTERUPT120V AC, 20 AMP

DUPLEX RECESSED FLR.
OUTLET120V AC, 20 AMP

220 V OUTLET

CEILING MOUNT JUNCTION BOX

WALL MOUNT JUNCTION BOX

FOURPLEX OUTLET
120V AC, 20 AMP

SMOKE DETECTOR 120 V W/ BATTERY BACK UP PWR.
CARBON MONOXIDE ALARM,120 V W/ BATTERY BACK UP PWR.
COMPLYING W/ NFPA 720 & CRC R315.2

TELEPHONE OUTLET

CABLE TELEVISION OUTLET

COMPUTER DATA OUTLET
CAT-5-E CABLE

INTERCOM STATION

DOOR CHIME

DOOR BELL BUTTON

DOOR OPEN / ELECTRIC LATCH

SINGLE POLE SWITCH

THREE WAY SWITCH, FOUR WAY, ETC.

LIGHTING SYMBOLS

SURFACE MOUNT WALL FIXTURE

PENDANT MOUNT CEILING FIXTURE

SURFACE MOUNT CEILING FIXTURE

RECESSED MOUNT CEILING FIXTURE

LOW VOLTAGERECESSED MOUNT CEILING FIXTURE

FLUORESCENT RECESSED MOUNT CEILING FIXTURE

ART LIGHT
ADJUSTABLE RECESSED MOUNT CEILING FIXTURE

SURFACE MOUNT CLG. FLUORESCENT FIXTURE

EXHAUST FAN

RECESSED WALL MOUNT FIXTURE

TRACK LIGHTING

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 EDITIONOF THE CALIFORNIA RESIDENTIAL CODE, REGARDLESS OF WHAT IS SHOWN, OR NOT SHOWN, IN THE CONTRACT DOCUMENTS. ALL WORK SHALL ALSO CONFORM WITH FOLLOWING CODES:
   2019 CALIFORNIA ELECTRICAL CODE
   2019 CALIFORNIA MECHANICAL CODE
   2019 CALIFORNIA PLUMBING CODE
   2019 CALIFORNIA ENERGY CODE
   2019 CALIFORNIA FIRE CODE
   2019 CALIFORNIA GREEN BUILDING STANDARDS
   CAL OSHA CONSTRUCTION SAFETY ORDERS
   2019 CALIFORNIA BUILDING CODE
   CITY OF SANTA BARBARA S.B.M.C. ORDINANCE NO. 5919
2. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT THE MORE STRINGENT REQUIREMENT SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES AND TRANSPORTATION TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
4. THE OWNER SHALL PAY FOR THE GENERAL BUILDING PERMIT. ALL OTHER RELATED PERMITS REQUIRED TO EXECUTE THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY FACILITIES REQUIRED TO COMPLETE THE WORK OF THE CONTRACT DOCUMENTS, INCLUDING, BUT NECCESSARILY LIMITED TO, TEMPORARY ELECTRICAL POWER, WATER SUPPLY, SHORING, BRACING AND SANITARY FACILITIES.
6. THE CONTRACTOR SHALL MAINTAIN THE SECURITY OF THE SITE DURING THE COURSE OF THE WORK THROUGH SUBSTANTIAL COMPLETION AND SHALL REPLACE ANY WORK LOST TO THEFT OR VANDALISM DURING THAT PERIOD.
7. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILAR WITH THE EXISTING CONDITIONS, AND BY SUBMITTING A BID SHALL ACCEPT THE CONDITIONS UNDER WHICH THE WORK SHALL BE PERFORMED
8. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. DO NOT PROCEED ON ASSUMPTIONS.
9. THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LAYOUTS AND EXISTING CONDITIONS PRIOR TO EXECUTING THE WORK.
10. DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
11. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
12. ALL SYSTEMS & ASSEMBLIES SHALL BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OF SIMILAR CONDITIONS SHOWN OR CALLED FOR.
13. INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES & ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. VERIFY ALL SUCH REQUIREMENTS PRIOR TO STARTING THE WORK IN THE AREAS WHERE THEY OCCUR.
14. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. UNLESS OTHERWISE NOTED ALL CONNECTIONS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE ARCHITECT. ALL EXTERIOR FASTNERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL U.O.N.
16. CONFLICTS IN THE CONTRACT DOCUMENTS: IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, SPECS, OR BETWEEN THE DRAWINGS AND SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.
17. NEITHER THE ARCHITECT NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS OR PROGRAMS OF THE CONTRACTOR.
18. PROVIDE REQUIRED BLOCKING & BACKING AT ALL RAILS, CABINETS, EQUIPMENT AND ACCESSORIES.
19. DESIGN / BUILD MECHANICAL, ELECTRICAL & PLUMBING.: THE CONTRACTOR SHALL PROVIDE THE DESIGN AND INSTALLATION OF THE M.E.P. SYSTEMS INTO THE THE WORK. THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR ENSURING THE PROPOSED SYSTEM IS IN COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS AND SHALL PROVIDE ALL DESIGN DOCUMENTATION AS MAY BE REQUIRED FOR THE ISSUANCE OF RELATED PERMITS AND CONSTRUCTION.
20. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.

BUILDING CODE DESIGNATION:

OCCUPANCY:
PROPOSED — R-3 Single Family Dwellings; R-3 Two Family Dwellings; U Carports

CONSTRUCTION:
DWELLINGS — TYPE VB, FULLY SPRINKLED PRE NFPA 13D

FIRE PROTECTION — AUTOMATIC FIRE SPRINKLER SYSTEM UNDER SEPERATE PERMIT

1 SOLAR PV SYSTEM — SOLAR PV SYSTEMS PER THE ENERGY COMPLIANCE FORMS

SWMP: — TIER 3 - 4,910 SQ. FT. OF IMPERVIOUS SURFACES AREA

ACCESSIBILITY: — PER 2019 CBC SEC.1102A.1 WHERE REQUIRED:
1. Apartment buildings with 3 or more dwellings.
All proposed buildings contain less than 3 dwellings, thus are NOT covered multifamily dwellings & CH. 11A does not apply

NOTE: A SEPERATE PUBLIC WORKS PERMIT IS REQUIRED FOR ALL PROPOSED WORK IN THE PUBLIC RIGHT OF WAY (PROW)

STORM WATER: — TIER 3 - SEE SHEET A-1.1 - BMP's, INCLUDING STORMWATER CHAMBERS TBD

SURFACE AREAS	
(P) NEW IMPERVIOUS AREA	1,718 S.F.
(P) REPLACED/REMODELED IMPERVIOUS AREA	3,192 S.F.
TOTAL	4,910 S.F. : 2,000 -14,999 S.F. TIER 3
(P) REMOVED IMPERVIOUS SURFACES	0 S.F.

1 WASTEWATER PRELIMINARY FIXTURE CALCULATIONS
(1) FIXTURE UNIT = 7.48 GAL./ MINUTE FLOW

FIXTURE	FIXTURE UNITS	QUANITY	SUB TOTALS
KIT. SINK	2	7	14
WASHER	2	7	14
LAV	1	19	19
W.C.	4	19	76
TUB/SHWR	2	10	20
SHWR	2	4	8
TOTAL FIXTURE UNITS			151 FIXTURE UNITS
TOTAL FLOW	151 FIXTURE UNITS X 7.47 GAL/MIN = 1,129.5 GAL/MIN TOTAL		

DRAWING INDEX

ARCHITECTURAL
A-0.1 DIRECTORY, INDEX, PROJECT DATA, GENERAL NOTES
A-0.2 SITE / CONTEXT PHOTOS
A-0.3 INFILL DESIGN MATERIALS

A-1.0 SITE DEMOLITION PLAN
A-1.1 SITE / FIRST FLOOR PLAN, SITE / SECOND FLOOR PLAN
A-1.2 SITE ROOF PLAN

A-2.1 UNIT FLOOR PLANS

A-3.0 PROJECT VISUALIZATION
A-3.1 EXTERIOR ELEVATIONS
A-3.2 EXTERIOR ELEVATIONS

SITE SURVEY

BUILDING AREAS

EXISTING AREAS (SQ. FT.)

ITEM	NET AREA	GROSS AREA
EXIST'G SFD	1655	1732
EXIST'G GARAGE	313	345
EXISTG STORAGE BLDG	247	276
EXIST'G SHED	78	93
TOTALS	2,293	2,446

DEMOLISHED AREAS (SQ. FT.)

ITEM	NET AREA	GROSS AREA
EXIST'G SFD	1655	1732
EXIST'G GARAGE	313	345
EXISTG STORAGE BLDG	247	276
EXIST'G SHED	78	93
TOTALS	2,293	2,446

PROPOSED AREAS (SQ. FT.)

ITEM	NET AREA	GROSS AREA
1 UNIT 1- TWO BEDROOMS (PRIMARY UNIT)	864	1,031
UNIT 2- TWO BEDROOMS	891	1,030
UNIT 3- TWO BEDROOMS	892	1,030
UNIT 4- TWO BEDROOMS	889	1,027
UNIT 5- TWO BEDROOMS	891	1,030
UNIT 6- TWO BEDROOM ADU	672	740
UNIT 7- TWO BEDROOMS ADU	627	740
1 CARPORT	1,203	1,250
TOTALS	6,929	7,878

FLOOR AREAS BY BLDG. (SQ. FT.)

	NET AREA	GROSS AREA
1 BLDG 1 (UNITS 1) (PRIMARY UNIT)	864	1,031
BLDG 2 (UNITS 2&3)	1,783	2,060
BLDG 3 (UNITS 4&5)	1,780	2,057
BLDG 4 (UNIT 6)	672	740
BLDG 5 (UNIT 7)	627	740
1 CARPORT	1,203	1,250
TOTALS	6,929	7,878

PROPOSED AREAS DETAIL (SQ. FT.)

ITEM	NET AREA	GROSS AREA
UNIT 1-1ST FLR.	439	496
UNIT 1- 2ND FLR.	425	535
UNIT 2 - 1ST FLR.	446	496
UNIT 2 - 2ND FLR.	445	534
UNIT 3-1ST FLR.	446	496
UNIT 3- 2ND FLR.	446	534
UNIT 4-1ST FLR.	446	496
UNIT 4- 2ND FLR.	443	531
UNIT 5-1ST FLR.	441	496
UNIT 5- 2ND FLR.	445	534
UNIT 6-1ST FLR.	672	740
UNIT 7-1ST FLR.	627	740
1 CARPORT	1,203	1,250
1 *GRAND TOTAL BUILDING AREAS*	6,929	7,878

10/21

City of Santa Barbara Waste Generation Calculator — Updated 7/27/2016

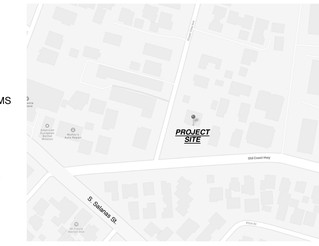
Step 1: List each business type in the enclosure. Input business size based on the units that appear when you choose a business type. See Business Type Definitions tab to ensure you choose the correct business type.

Business Type	Business Size		Food (yd3/week)	Green (yd3/week)	Recycle (yd3/week)	Trash (yd3/week)
Enclosure 1						
Multi-Family Residential	14	bedrooms	0.00	0.00	2.11	2.11

Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

		Food	Green	Recycle	Trash
Total Generation	(yd3/week)	0.0	0.0	2.1	2.1
	(gallons)	0	0	426	426
Container Size				3 yd3 dumpster	3 yd3 dumpster
Quantity				1	1
Frequency (pickups per week)				1	1

VICINITY MAP



PROJECT DIRECTORY

OWNERS:	Ross Vaisburd 152 S. Peck Dr. #99 Beverly Hills, CA. 90212 t. 310.741.806 e: plinly@gmail.com
SURVEYOR:	Waters Cardenas Land Surveying, LLP 5553 Hollister Ave. Suite 7 Goleta, CA. 93117 t. 805.967.4416 e: bwaters@wcsurveying.com
GEOTECHNICAL ENGINEER:	Braun Associates, Inc. PO Box 2004 Buellton, CA. 93427 t. 805.688.5429 e: sue@braunassociatesinc.com
ARCHITECT:	Keith Rivera, AIA 339 Woodley Ct. Santa Barbara, CA. 93105 t. 805.886.9834 e: acme.arch@cox.net
CIVIL ENGINEER:	Mike Gones 1219 1/2 Laguna St. Santa Barbara, CA. 93101 t. 805.966.2259 e: mikegonesce@outlook.com
STRUCTURAL ENGINEER:	Greer Structural Engineering 971 Cheltenham Rd. Santa Barbara, CA. 93105 t. 805.452.3031 e: contact@greerse.com
MECHANICAL ENGINEER:	Windward Design Services, LLC 1825 State St. Santa Barbara, CA. 93101 t. 805.845.6601 e: info@windwardeng.com
ELECTRICAL ENGINEER:	JMPE 627 Olive St. Santa Barbara, CA. 93101 t. 805.569.9216 e: maloney@jmpe.net
ENERGY COMPLIANCE:	Alternative Energy Systems 3225 N. Verdugo Ave. Glendale, CA. 91208 t. 818.957.7733 e: marylynn@title24energy.com
LANDSCAPE ARCHITECT:	Arcadia Studio 202 E. Cota St. Santa Barbara, CA. 93101 t. 805.962.9055 e: kalle@arcadiastudio.com

PROJECT DATA

Address:	8 Ocean View Ave.
A.P.N. :	015-292-013, 015-292-014
Zoning	R-2, SD-3 , SBMC Title 28
General Plan:	Eastside: Riviera Medium High Residential (15-27 du/acre) Coastal Zone: Non-Appealable Jurisdiction
Lot Area:	015-292-013 14,406 s.f. 015-292-014 5,062 s.f. Total 19,468 sq.ft. gross (0.45 Ac)
Slope:	6.49% - See Site Survey
High Fire	No
Flood Zone	No
Existing Use	Single Family Dwelling
Proposed Use:	Single Family Dwellings and Duplexes
Min. Lot Area:	1 unit / 3,500 s.f. of lot area (SBMC 28.18.075, D)
Per Dwelling	19,468 s.f. / 3,500 s.f. per unit = 5 Dwelling Units
Accessory Dwelling Units	(2) Special ADU's Allowed (CA Gov.Code: Title 7, Div. 7, Ch. 4, Article 2 AB881,AB68, SB13 Accessory Dwelling Units)
Residential Units Existing	(1) Three Bedroom SFD to be Demolished
Proposed	(5) Two Bedroom Units (2) Two Bedroom Accessory Dwelling Units
Height	Allowed - 30' Proposed - 24'- 8"

SCOPE OF WORK

Demolish one (E) SFD, one (E) freestanding Garage, one (E) Storage Bldg. and one (E) Shed.
Remove (1) 6" fruit tree & (3) palm trees, sizes 24", 34" & 48". Construct (7) new rental dwellings in five buildings as follows: (1), two story, two-bedroom SFD Primary Dwelling, (2) two story Duplexes with two, two-bedroom units each & (2) one story Special Accessory Dwelling Units of two-bedrooms each. Construct (8) uncovered parking spaces, (6) covered parking spaces in a carport, (7) bike lockers, a trash enclosure and (7) freestanding open pergolas. Construct related site utilities, paving, drainage, landscape, mechanical, electrical and plumbing systems.
Construct Tier 3 Storm Water BMP's - underground storm water chambers TBD.
Request Voluntary Lot Merger of APN's 015-292-013 & 015-292-014.
Request Coastal Development Permit
Estimated Grading: Cut – 60 cu., Fill 180 cu. yd.
1 Solar PV Systems per CEC requirements.

SITE COVERAGE:	*EXISTING*	*PROPOSED*
Bldg. Footprints	2,446 sf (13%)	5,210 sf (32%)
Impermeable Surface	746 sf (4%)	4,910 sf (20%)
Permeable Surfaces		
Landscape	16,276 sf (83%)	9,348 SF (48%)
Hardscape	0 sf (0%)	0 SF (0%)
Totals	19,468 100%	19,468 100%

Open Yard Reqmts: SBMC 28.18.060 C.1
Common Open Yard: Required: 1,250 s.f., Min., 20' x 20' dimensions
Provided: 1,250 s.f. (42.0' x 30.2')

Private Outdoor Living Space SBMC 28.18.060 C,2,b 1

Unit 1 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 2 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 3 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 4 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 5 (2 BR)	Req'd : 140 s.f.	Provided: 165 s.f. (10' x 16.5')
Unit 6 (2 BR ADU)	Req'd : None	Provided: 165 s.f. (10' x 16.5')
Unit 7 (2 BR ADU)	Req'd : None	Provided: None

Parking

1 Existing SFD	Required (2) Covered Spaces	Existing (2) Covered Spaces
Parking Reqmts.	SBMC 28.90.100, 3,c - Multiple Residential Unit	
1 Unit 1 (2 BR)	Req'd : (2) Covered Spaces	Provided: (2) Covered Spaces
Unit 2 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 3 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 4 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 5 (2 BR)	Req'd : (1) Uncovered Spaces (1) Covered Spaces	Provided: (1) Uncovered Space (1) Covered Space
Unit 6 (2 BR ADU)	Req'd : (2) Covered or Uncovered	Provided: (2) Uncovered Spaces
Unit 7 (2 BR ADU)	Req'd : (2) Covered or Uncovered	Provided: (2) Uncovered Spaces
		Total Provided: (6) Covered (8) Uncovered

Acme architecture
Keith Rivera, AIA
architect c 17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT — KEITH RIVERA — No. C 17499 — REN. 1-31-23 — STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:

INDEX, DATA, DIRECTORY, GEN. NOTES

Scale: NONE

A-0.1


LOOKING NORTH


LOOKING EAST @ (E) STORAGE BLDG. & SHED


LOOKING SOUTH @ (E) HOUSE


LOOKING WEST@ (E) GARAGE

APN 015-292-014


(E) HOUSE NORTH ELEVATION


(E) HOUSE EAST ELEVATION


(E) HOUSE SOUTH ELEVATION


(E) HOUSE WEST ELEVATION


LOOKING EAST


LOOKING SOUTH TOWARD OLD COAST HWY.


LOOKING WEST TOWARD OCEAN VIEW AVE.

APN 015-292-013

SITE PHOTOS

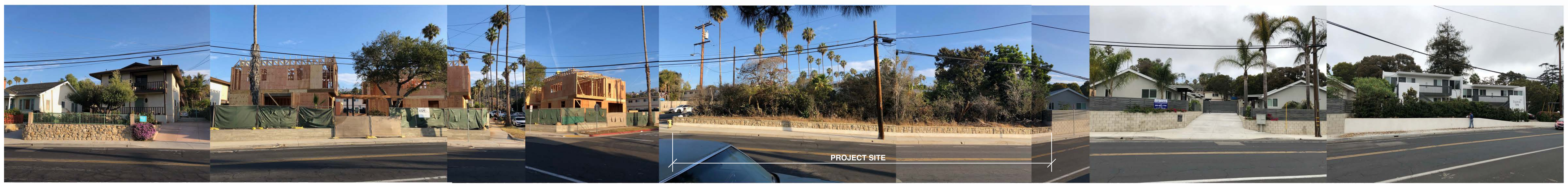
CONTEXT AERIAL

Acme
architecture

Keith Rivera, AIA
architect c17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT
KEITH RIVERA
No. C 17499
REN. 1-31-23
STATE OF CALIFORNIA

CONTEXT PHOTOS



OLD COAST HWY. - NORTH SIDE

OLD COAST HWY. - SOUTH SIDE

OCEAN VIEW AVE. - EAST SIDE

OCEAN VIEW AVE. - WEST SIDE

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
CONTEXT, SITE PHOTOS

Scale:
NONE

A-0.2

DESIGN IMAGERY

INSPIRATIONS

TRANSFORMATIONS

CONTEXT COMPARISON

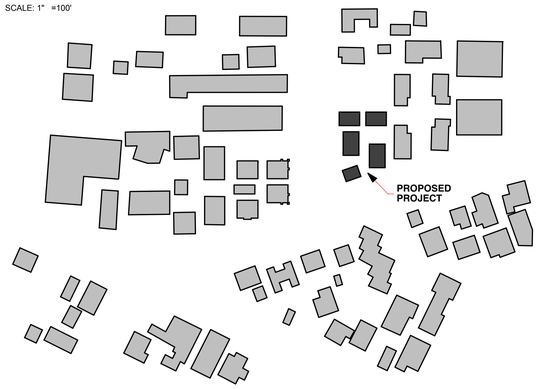
CONTEXT DATA

ID	APN	ADDRESS	AC.	ZONE	USE	HGT	COVERAGE
A	***015-292-013***	***8 OCEAN VIEW AVE***	***0.33***	***R-2***	***APTS, 5 OR MORE UNITS***	***1&2 STORIES***	***20%***
B	***015-292-014***	***12 OCEAN VIEW AVE***	***0.12***	***R-2***			
C	015-291-003	15 OCEAN VIEW AVE	0.34	R-2	APTS, 5 OR MORE UNITS	2 STORIES	38%
D	015-291-004	11 OCEAN VIEW AVE	0.28	R-2	APTS, 5 OR MORE UNITS	2 STORIES	42%
E	015-292-025	441 OLD COAST HWY	0.31	R-2	APTS, 5 OR MORE UNITS	2 STORIES	63%
F	015-292-012	431 OLD COAST HWY	0.36	R-2	RESIDENTIAL, 2-4 UNITS	1 STORIES	34%
G	015-291-00586	415 OLD COAST HWY	0.34	C-P	APTS, 5 OR MORE UNITS	2 STORIES	30%
H	015-291-007	409 OLD COAST HWY	0.2	C-P	RESIDENTIAL, 2-4 UNITS	2 STORIES	38%
I	015-291-008	405 OLD COAST HWY	0.22	C-P	RESIDENTIAL, 2-4 UNITS	1 STORIES	34%
J	017-343-001	404 OLD COAST HWY	0.14	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	23%
K	017-343-002	412 OLD COAST HWY	0.15	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	20%
L	017-343-003	416 OLD COAST HWY	0.15	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	14%
M	017-343-004	420 OLD COAST HWY	0.15	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	14%
N	017-343-013	422 OLD COAST HWY	0.3	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	27%
O	017-343-007	428 OLD COAST HWY	0.12	R-M	RESIDENTIAL, 2-4 UNITS	2 STORIES	35%
							29% AVG.

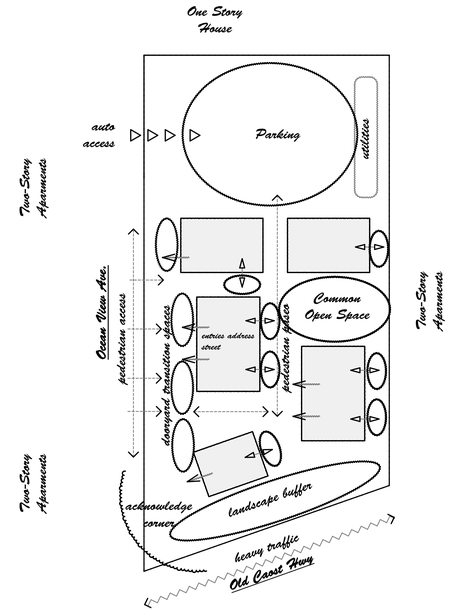
Context Comparison Aerial Map

CONTEXT FIGURE / GROUND STUDY

SCALE: 1" =100'



SITE PLAN DIAGRAM



DESIGN INTENT

Utilize the potential of the site to provide desirable housing opportunities for the community in a manner compatible with the context.
Clustering smaller scale buildings vs. larger structures mimics the prevalent neighborhood pattern and mass, bulk and scale. Maximize open space @ 48%. Provide each residence with on grade private open space in the form of private yards. Architectural design which is sympathetic to the eclectic neighborhood without nostalgia or irony.

CONTEXT QUESTIONS

Existing Conditions:
Preserve the mature Oak tree at the eastern property line. Keep driveway access away from the street intersection/ maintain existing site auto access. Separate from single family residence to the north & maintain their solar access and privacy. Address street with entries and door yards. Acknowledge the corner condition with a building unique to the site.

Site Plan
Cluster smaller scale buildings around a central open space. Address the streets with unit & complex entries. Use the auto court to the north as a buffer to the adjacent single family residence and keep the driveway as far from the intersection as possible. Separate autos from pedestrians with a central paseo system that connects to project entries. Create a hierarchy of open spaces from the public street to semi-public door yards to private yards. Maintain observable common areas for security. Building forms inflect toward the street corner and internally toward the central paseo.

Architecture
"Modern Spanish" – Takes traditional Santa Barbara Spanish Revival elements – simple stucco masses/walls, pergolas, iron balconies, window awnings and tile accents and updates them to a more contemporary interpretation. This relates to the eclectic context ranging from the modest adjacent Spanish style buildings and the more modern ones on Old Coast Hwy and the townhouses under construction across the street. Secondary elements of various types, awnings, balconies and tile further break down the facades with shadows and accents.

Appropriate setbacks & single family scaled massing, merge with the neighborhood. Familiar materials and colors, albeit in modern forms, add an appropriate domestic scale.

GUIDELINES CONSISTENCY

Building Design, Height, Massing

1. Smaller buildings vs. a single large mass. Unit & project entries address the streets.
2. Old Coast Hwy. setback relate to neighbors on this busy street. Ocean View setback has open space voids and dooryard transition spaces.
3. Building masses setback from neighbors – 48' from northern neighbor and turns shorter sides of buildings to the west.
4. Units are a modest and reasonable size averaging 818 s.f., two bedroom, two baths. Modest FAR of 0.29.
5. Plate heights are a reasonable 9' at first floor 8' at second (9' first floor makes compact open living spaces feel more spacious. Parapet heights are minimum for proper drainage.
6. Parapet lines vary in height for variety and lines are broken up into smaller building silhouettes vs. one long line.
7. Height is very modest and less than its many two-story neighbors with pitched roofs.
8. Not Apllicable as all units are town homes entered from grade level.
9. Open parking does not contribute to building mass.
10. Buildings are articulated into varying forms and broken up with secondary projections in the forms of awnings and Juliet balconies.
11. Streetscape is broken up into multiple smaller SFD scaled buildings.
12. Small scale buildings are articulated into varying masses with varying roof lines.
13. Buildings are no more stories than context and height is very modest and less than its many two-story neighbors.
14. Buildings are clad in familiar materials – stucco and ceramic tile with secondary elements such as balconies, awnings and trellises that break up the forms with different textures and colors.

Site Planning, Open Space, Landscaping

1. Significant quantities of trees are added along the streetscape and internal paseo, as well as open spaces.
2. Landscape buffer provided around auto court and along internal pedestrian paseo. Preserving the existing mature Oak tree on the corner and the skyline Palm trees.
3. Common central courtyard accommodates common seating, BBQ and picnic area as well as mail center.
4. Project does not contain upper level decks.
5. Site Plan Preserves the existing mature Oak tree on the corner and the skyline Palm trees.
6. Site contains 36% open space (vs. required 10%) and 44% landscape coverage.

Livability & Privacy

1. Central common open space accessible from all dwellings.
2. Eastern interior setback of 10 feet is provided to protect mutual privacy with neighbor though required setback is only 6 feet. Common open space is used as a buffer to neighbors.
3. Parking, and pedestrian circulation is separated.
4. Internal paseo system provides access to project and unit entries, parking and open space.
5. Unit entries face Ocean View, which does not have the high traffic volume and speed of Old Coast Hwy. Interior unit entries face the project paseo for observation/ security. Common open space is observable from adjacent units.
6. Paseo system creates a clearly defined pedestrian network that links all aspects of the project.
7. Project incorporates a common courtyard and landscape buffers as well as private yards to enhance livability with open spaces.
8. Project will incorporate dark sky lighting that will not spill light over to adjacent properties.
9. Upper floor windows are minimized to the eastern neighbor.
10. The project does not contain any upper floor decks, Juliet balconies are decorative architectural features.

Acme architecture
Keith Rivera, AIA
architect c17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30	ISSUE FOR REVIEW
2021.10.05	ISSUE PLN/CDP/ABR 1ST SUBMITTAL
2021.11.11	PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

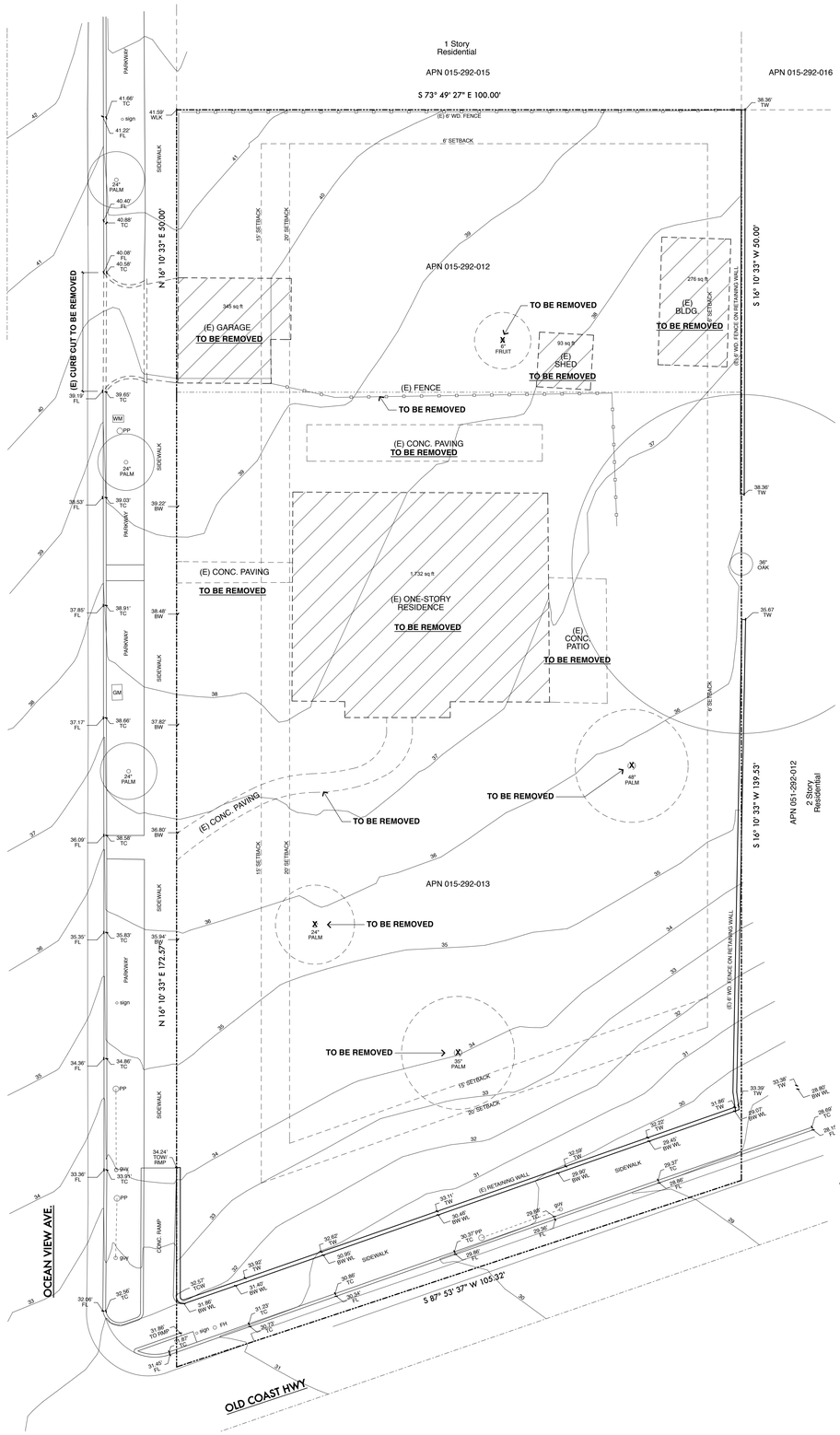
RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
INFILL MATERIALS

Scale:
NONE

A-0.3



1 SITE DEMOLITION PLAN
SCALE: 1" = 10'

Acme
architecture
Keith Rivera, AIA
architect c 17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT
KEITH RIVERA
No. C 17499
REN. 1-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
DEMOLITION SITE PLAN

Scale:
As Shown

A-1.0

SAMSUNG

SUBMITTAL AJ036TXJ4CH/AA (JXH36J4T)
Samsung FJM Series, 4 Port Condensing Unit

Job Name _____ Location _____
Purchaser _____ Engineer _____
Submitted to _____ Reference _____ Approval _____ Construction _____
Unit Designation _____ Schedule # _____

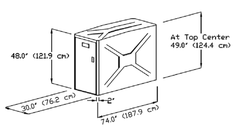
Model	US Code		JXH36J4T
	Model Number		AJ036TXJ4CH/AA
Performance*	Capacity (standard / max.)	Cooling (Btu/h)	32,000 / 36,000
		Heating (Btu/h)	36,000 / 42,000
	Minimum Cooling Capacity (Btu/h)		8,500
	Minimum Heating Capacity (Btu/h)		7,600
	SEER (Ducted / Mixed / Non-ducted)		16.5 / 18.0 / 19.5
	EER (Ducted / Mixed / Non-ducted)		9.3 / 10.9 / 12.5
	HSPF (Ducted / Mixed / Non-ducted)		9.0 / 9.5 / 10.0
Power	Voltage	(a/V/Hz)	1 / 208-230 / 60
	Rated Current (amps) *	Cooling (low / std. / max.)	2.9 / 12.2 / 17.2
		Heating (low / std. / max.)	2.2 / 12.2 / 18.7
	Max. Breaker	Amps	30
	Minimum Circuit Ampacity (A)		26.0
Dimensions	W X H X D	Inches	37 X 39 5/16 X 13
	Weight	lbs.	168.7
Noise Level	Cooling (Max.)	dB (A)	54
	Heating (Max.)	dB (A)	56

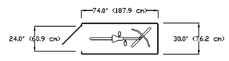
- Auto or manual addressing of indoor units
- The outdoor unit shall supply power individually to the indoor units via 14 AWG X 3 power wire
- Soft-start to reduce current demand during compressor start
- Auto-restart after power loss
- System can be set up as heating/cooling, cooling only, or heating only via outdoor unit option setting.
- Available maximum current setting option to reduce maximum operating current.

Decibels of Change = 20 x log (distance 1 / distance 2)
(Worst Case Unit 7 - See Site Plan)
Specified AC Unit:
20 x log (1' / 6') = 20 x log(0.167)
20 x - 0.78 = - 15.6 decibels
Thus 56 dba - 15.6 dba = 40.4 dba @ the property line: 40.4 dba < 53 dba max. allowed

3 HEAT PUMP SOUND DATA
SCALE: 1" = 1'-0"

Bike-Shell™ Model 301





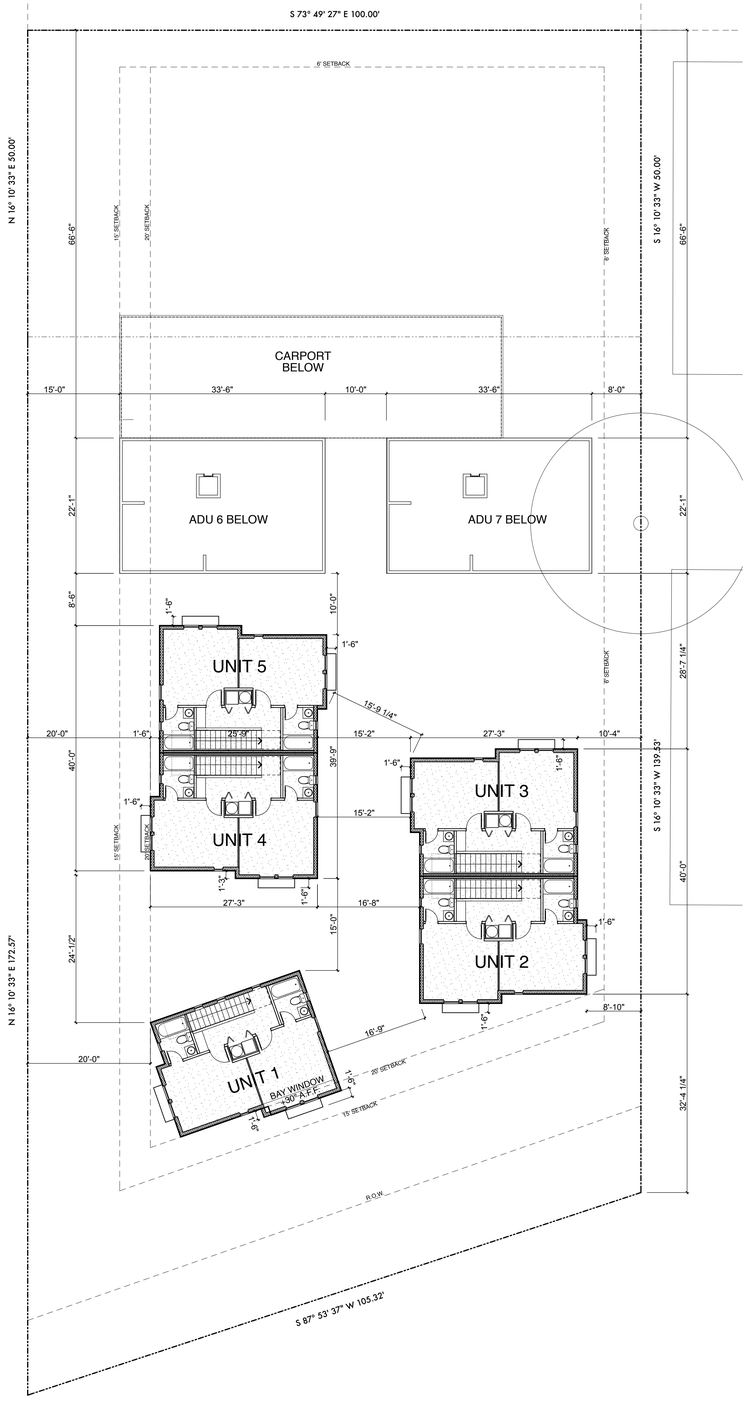
1 door/1 bike

Product	Bike-Shell™ Model 301
Capacity	1 door/1 Bike
Materials	Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio. Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors. **NO ON SITE ASSEMBLY SHALL BE REQUIRED.** Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.
Setback	Please allow 5ft clearance for door
Hardware	High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.
Locks	2 Standard Lock Options (No charge) •Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span. •Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from ½" to ¾" Diameter. Padlocks and U-Locks not included.
Colors	2 Standard Color Options (No charge) Tan Medium Grey Please call for custom color, or color match information

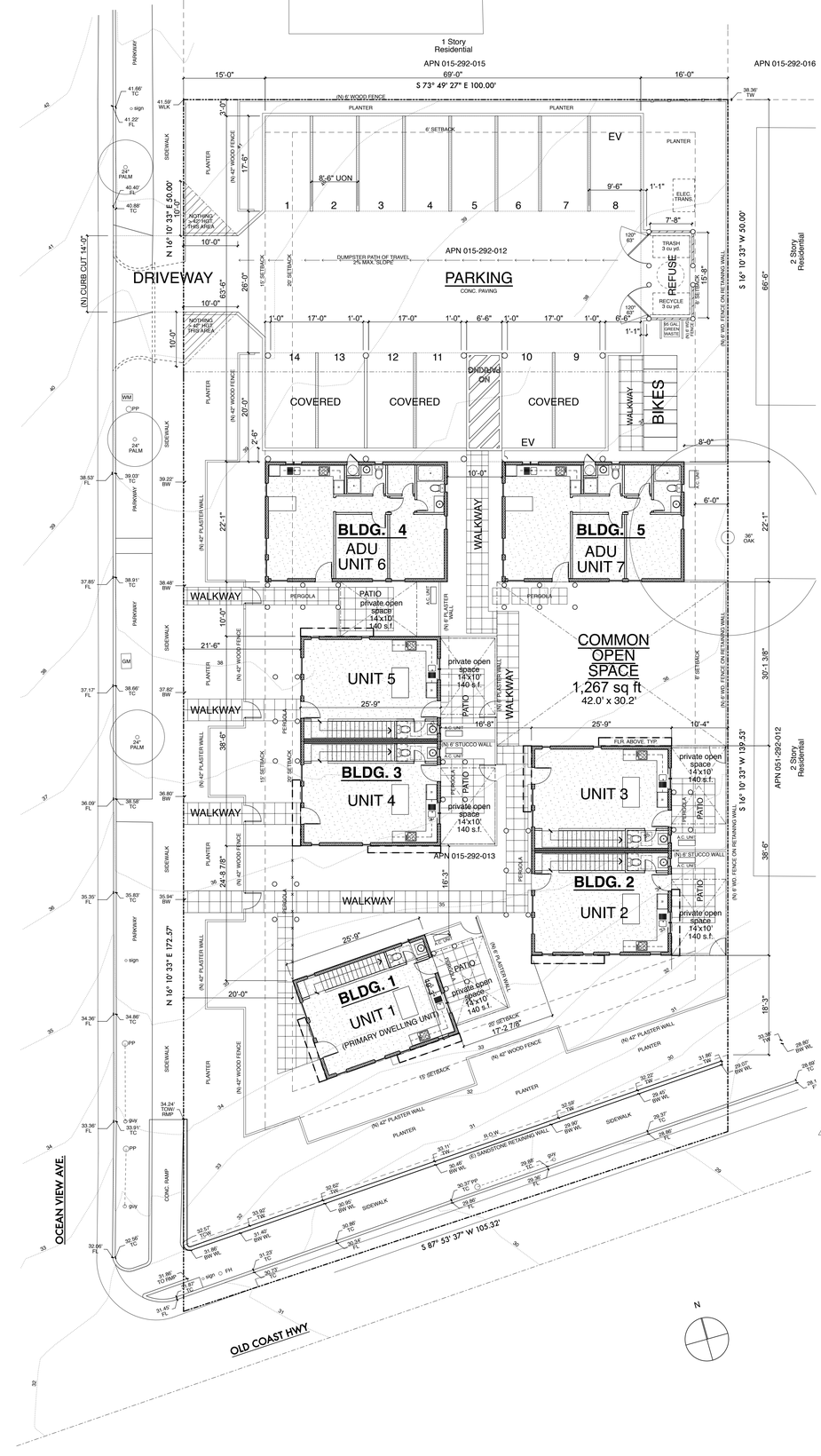
T-Handle Padlock/U-Lock Handle

American Bicycle Security Company
P.O. Box 7359
Ventura, CA 93006
Ph: (800) 245-3723 or (805) 933-3688
Fax: (805) 933-1865
www.ameribike.com
Email: turtle@ameribike.com

4 BIKE LOCKERS
SCALE: 1" = 1'-0"



2 SITE SECOND FLOOR PLAN
SCALE: 1" = 10'



1 SITE PLAN
SCALE: 1" = 10'

Acme architecture
Keith Rivera, AIA
architect c 17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

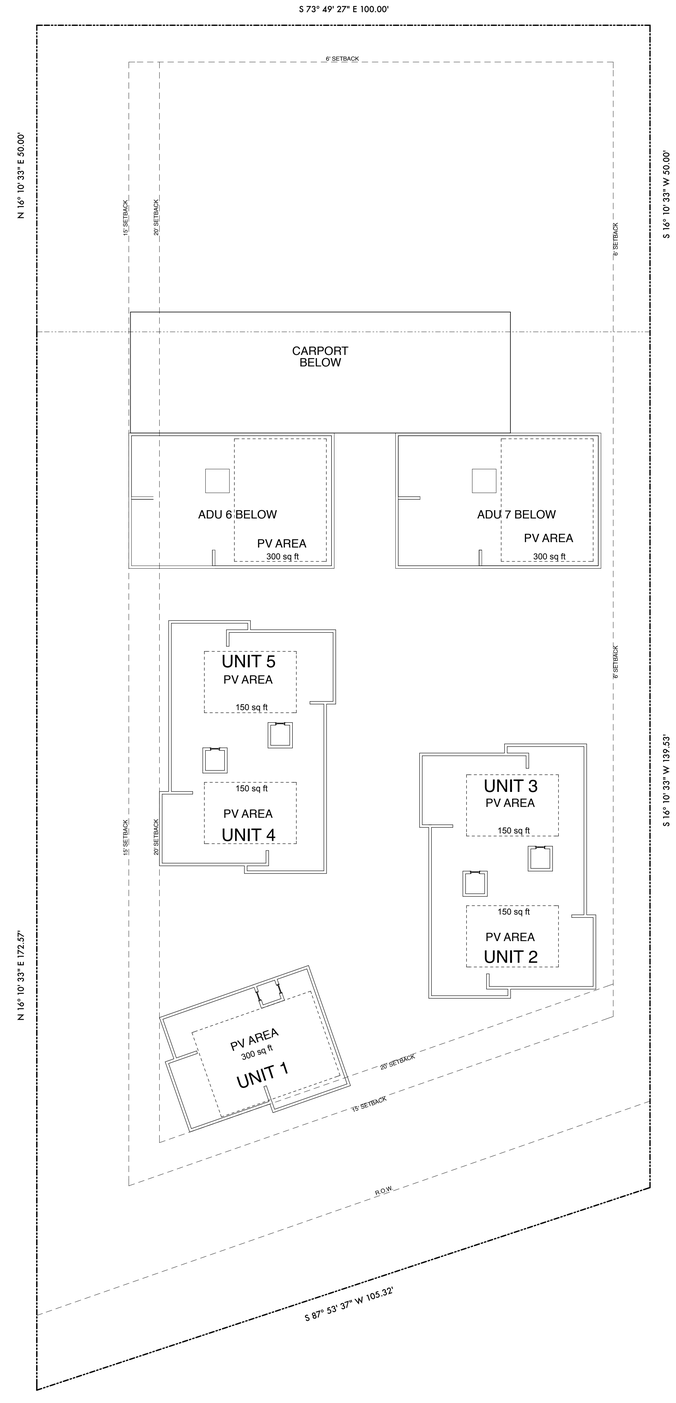
project N

Drawing:
PROPOSED SITE PLAN

Scale:
As Shown

A-1.1

Acme
architecture
Keith Rivera, AIA
architect c 17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com



1 ROOF PLAN
SCALE: 1" = 10'

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

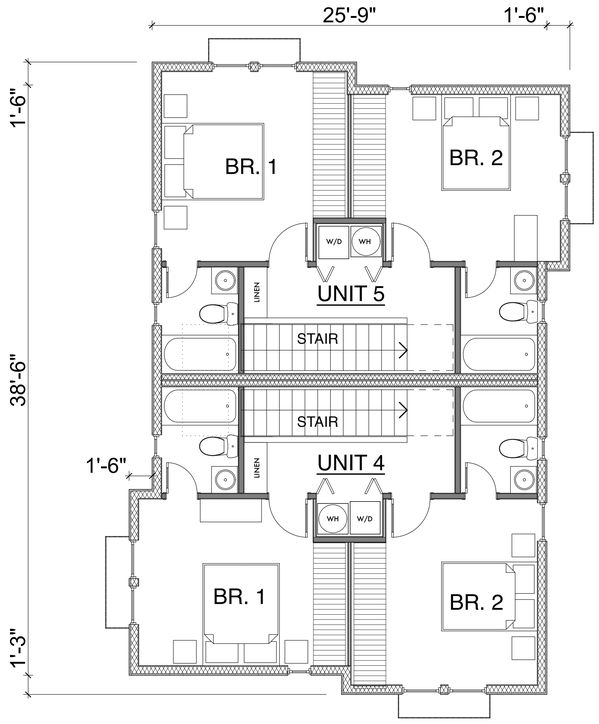
RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
PROPOSED ROOF PLAN

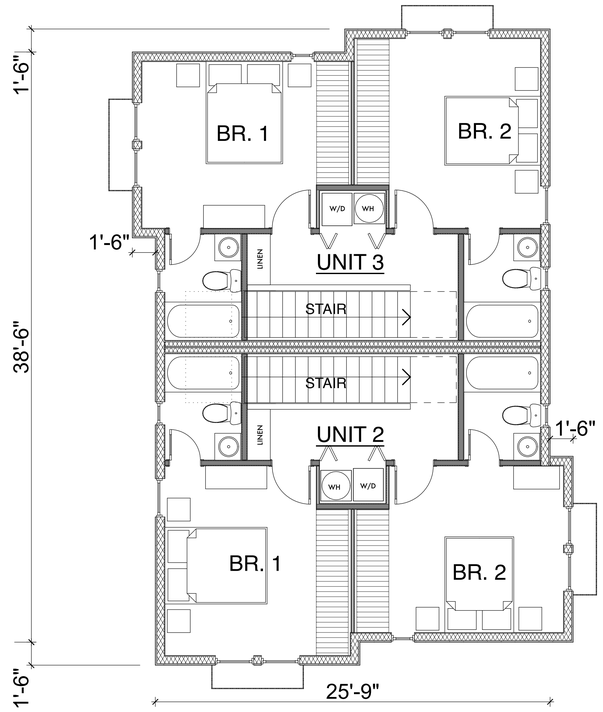
Scale:
As Shown

A-1.2



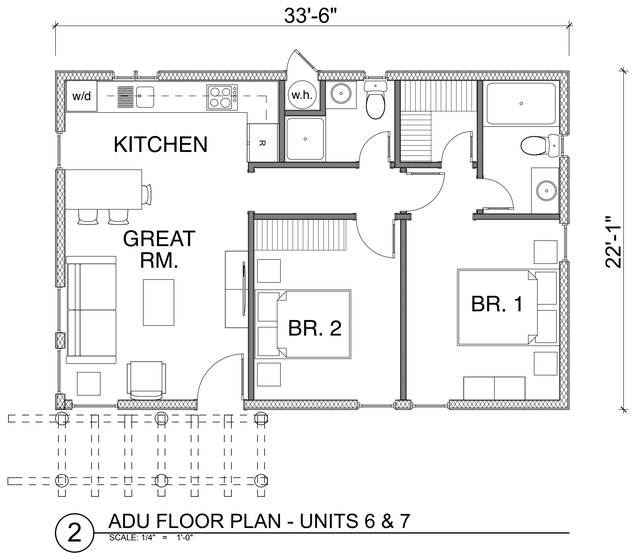
2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



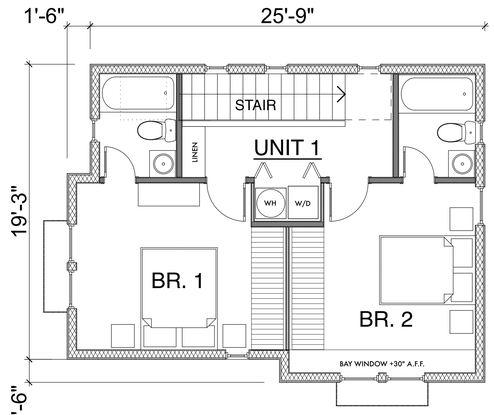
2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



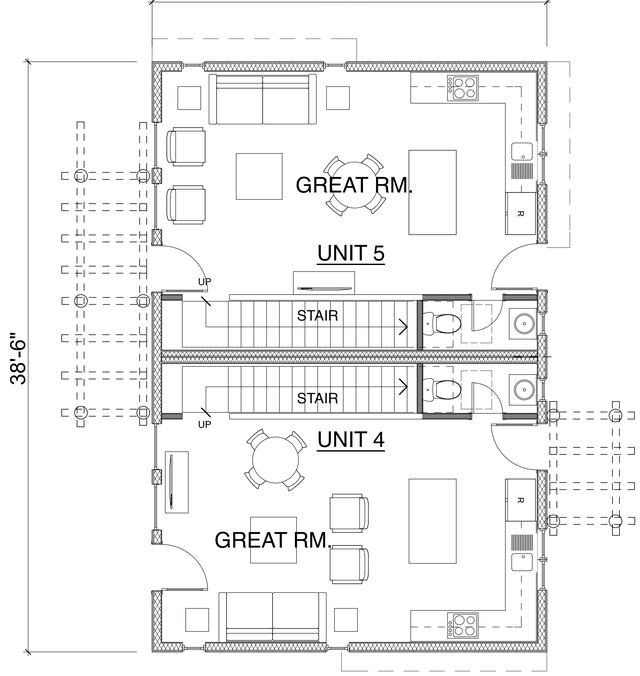
2 ADU FLOOR PLAN - UNITS 6 & 7

SCALE: 1/4" = 1'-0"



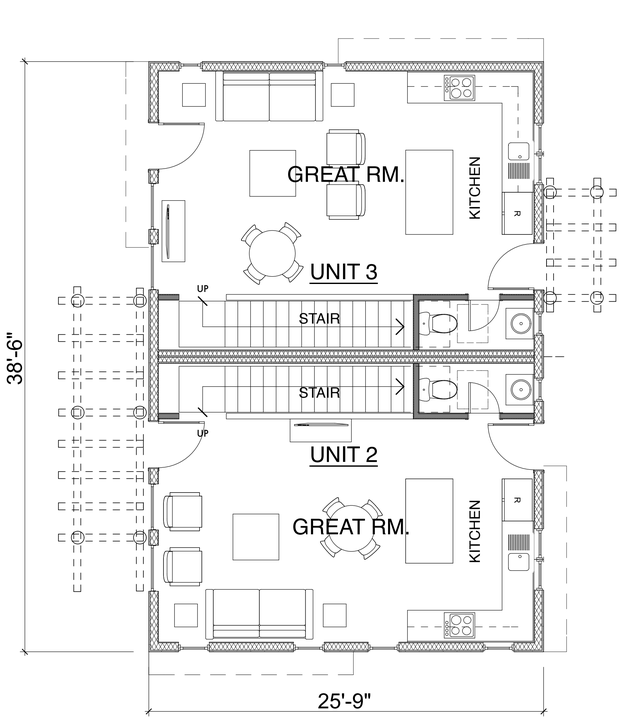
2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



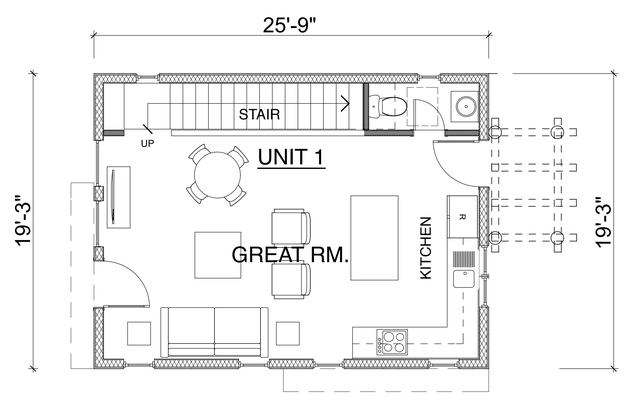
4 Story

SCALE: 1/4" = 1'-0"



3 BLDG 2 - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



1 BLDG. 1 / Unit 1 - 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

(PRIMARY DWELLING UNIT)

Acme
architecture
Keith Rivera, AIA
architect c17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT KEITH RIVERA No. C 17499 REN. 1-31-23 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:

PROPOSED FLOOR PLANS

Scale:
As Shown

A-2.0

Acme
architecture
Keith Rivera, AIA
architect c17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT
KEITH RIVERA
No. C 17499
REN. 1-31-23
STATE OF CALIFORNIA

Aerial View From the South

View From Ocean View Ave. - Looking South

View From the Opposite Corner - Looking East

View From Old Coast Hwy. Looking West

View From Old Coast Highway - Looking East

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

Drawing:
PROJECT VISUALIZATION

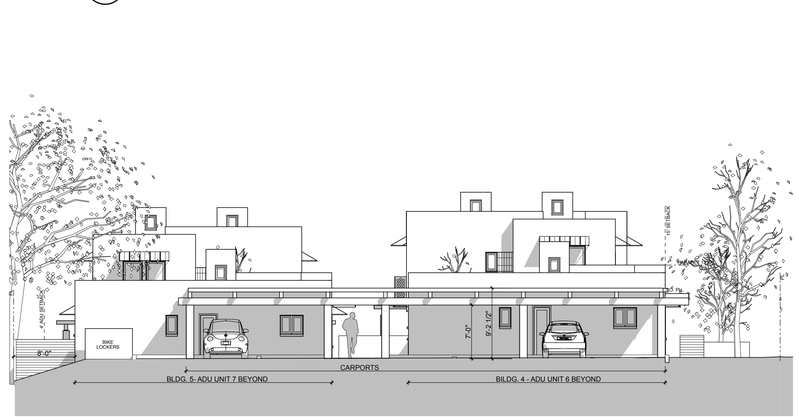
Scale:
As Shown

A-3.0

Acme
architecture
Keith Rivera, AIA
architect c17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT
KEITH RIVERA
No. C 17499
REN. 1-31-23
STATE OF CALIFORNIA

1 WEST ELEVATION - Along Ocean View Ave.
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION - Along Old Coast Hwy.
SCALE: 1/8" = 1'-0"

4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

3.1 C.I.P. CONCRETE COLUMNS, INTEGRAL COLOR: DAVIS COLORS, PEWTER

3.1 (E) SANDSTONE WALL TO REMAIN

5.1 PERFORATED METAL DECORATIVE BALCONY, PAINTED FINISH: BLACK

6.1 WOOD BEAMS, STAINED FINISH: BLACK
6.2 WOOD FENCING, STAINED FINISH: SADDLE BROWN

7.1 METAL STANDING SEAM AWNING, FACTORY FINISH: GREEN,
STEEL FRAME, PAINTED FINISH: BLACK

8.1 FIBERGLASS DOOR/WINDOW SASH, FACTORY FINISH: BLACK. GLAZING: CLEAR

9.1 7/8" EXT. PLASTER SYSTEM - SMOOTH TEXTURE, PAINTED FINISH: WHITE
9.2 DECORATIVE CERAMIC TILE: YELLOW, RED, BLUE,GREEN

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR 1ST SUBMITTAL
1 2021.11.11 PLN REVS. ISSUE PLN/CDP/ABR 2ND SUBMITTAL

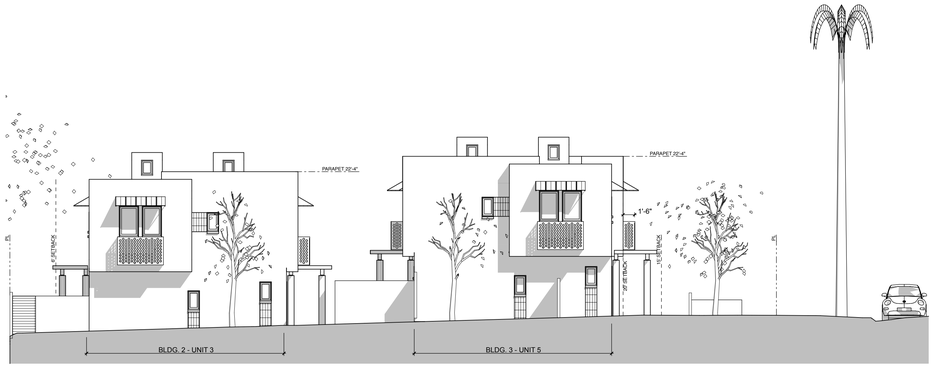
RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project N

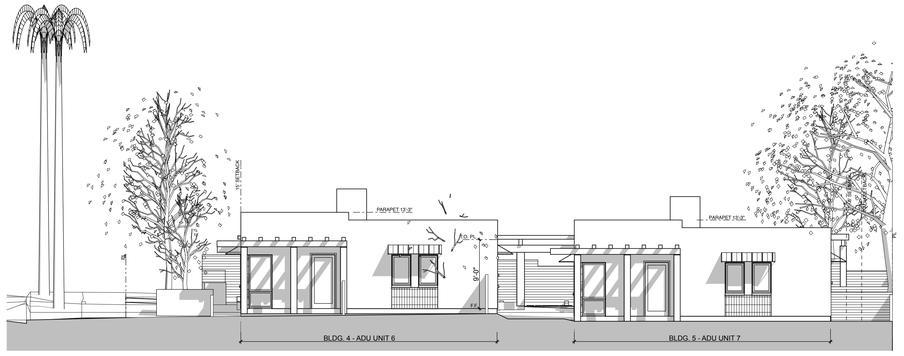
Drawing:
EXTERIOR ELEVATIONS

Scale:
As Shown

A-3.1

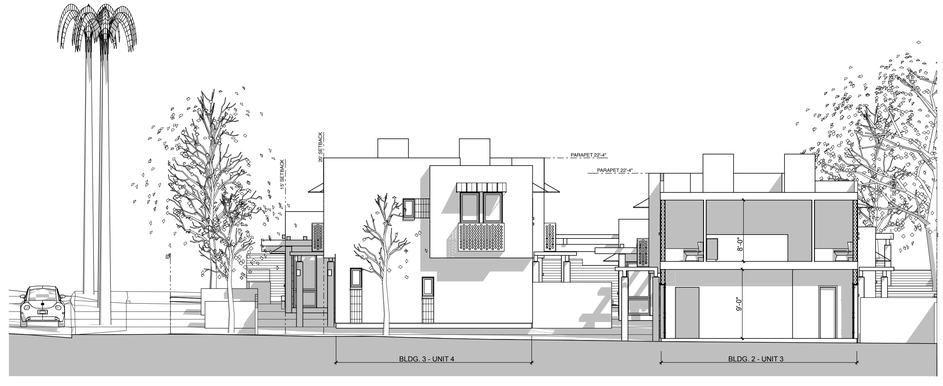


1 NORTH ELEVATION - Within Site
SCALE: 1/8" = 1'-0"



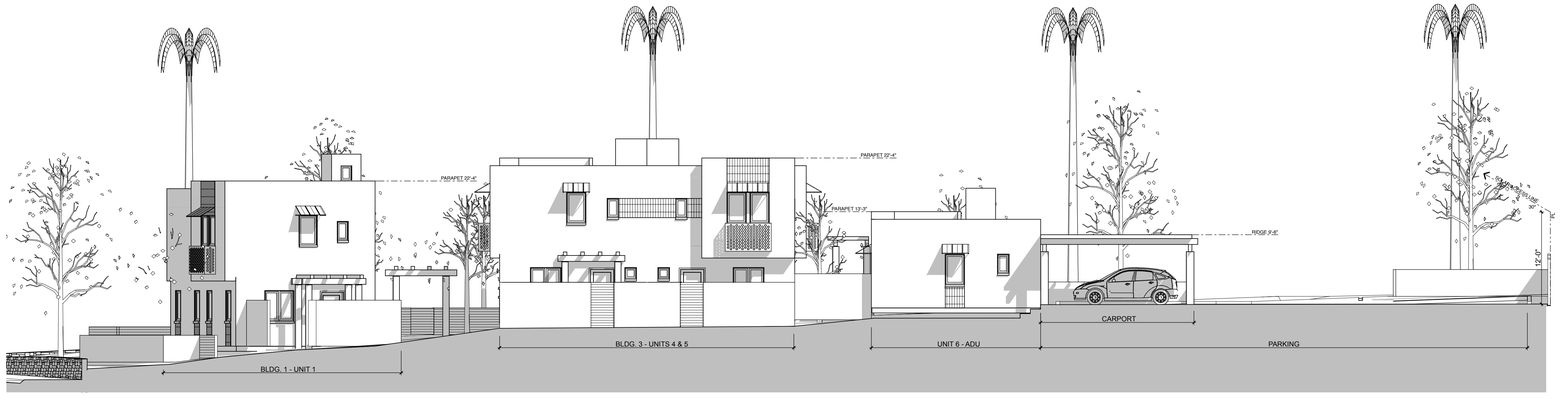
2 SOUTH ELEVATION - ADU'S Within Site
SCALE: 1/8" = 1'-0"

4 NORTH ELEVATION / SECTION - Within Site
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION / SECTION - Within SIte
SCALE: 1/8" = 1'-0"

5 WEST ELEVATION - Wthin Site
SCALE: 1/8" = 1'-0"



6 EAST ELEVATION - WIthin Site
SCALE: 1/8" = 1'-0"

Acme
architecture
Keith Rivera, AIA
architect c17499
339 Woodely Court
Santa Barbara, Ca. 93105
tel: 805.886.9834
www.acme-architecture.com

LICENSED ARCHITECT
KEITH RIVERA
No. C 17499
REN. 1-31-23
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Issue:

2021.09.30 ISSUE FOR REVIEW
2021.10.05 ISSUE PLN/CDP/ABR
1ST SUBMITTAL
1 2021.11.11 PLN REVS.
ISSUE PLN/CDP/ABR
2ND SUBMITTAL

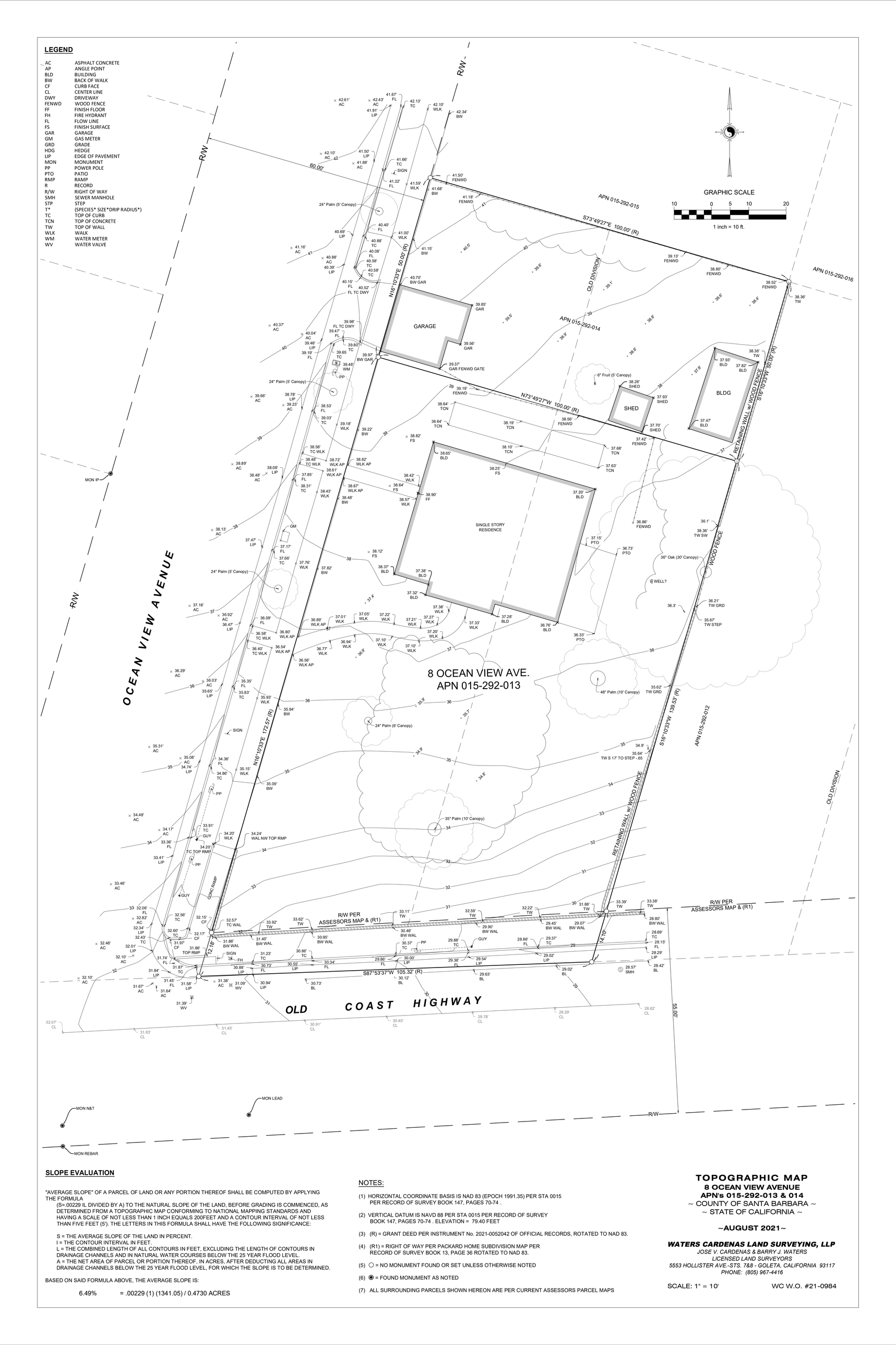
RESIDENTIAL DEVELOPMENT
rental townhomes/adus
8 Ocean View Ave.
Santa Barbara, CA

project
N

Drawing:
EXTERIOR ELEVATIONS (Within Site)

Scale:
As Shown

A-3.2



SLOPE EVALUATION

"AVERAGE SLOPE" OF A PARCEL OF LAND OR ANY PORTION THEREOF SHALL BE COMPUTED BY APPLYING THE FORMULA

(S=.00229 IL DIVIDED BY A) TO THE NATURAL SLOPE OF THE LAND, BEFORE GRADING IS COMMENCED, AS DETERMINED FROM A TOPOGRAPHIC MAP CONFORMING TO NATIONAL MAPPING STANDARDS AND HAVING A SCALE OF NOT LESS THAN 1 INCH EQUALS 200FEET AND A CONTOUR INTERVAL OF NOT LESS THAN FIVE FEET (5'). THE LETTERS IN THIS FORMULA SHALL HAVE THE FOLLOWING SIGNIFICANCE:

S = THE AVERAGE SLOPE OF THE LAND IN PERCENT.
I = THE CONTOUR INTERVAL IN FEET.
L = THE COMBINED LENGTH OF ALL CONTOURS IN FEET, EXCLUDING THE LENGTH OF CONTOURS IN DRAINAGE CHANNELS AND IN NATURAL WATER COURSES BELOW THE 25 YEAR FLOOD LEVEL.
A = THE NET AREA OF PARCEL OR PORTION THEREOF, IN ACRES, AFTER DEDUCTING ALL AREAS IN DRAINAGE CHANNELS BELOW THE 25 YEAR FLOOD LEVEL, FOR WHICH THE SLOPE IS TO BE DETERMINED.

BASED ON SAID FORMULA ABOVE, THE AVERAGE SLOPE IS:

6.49% = .00229 (I) (1341.05) / 0.4730 ACRES

NOTES:

(1) HORIZONTAL COORDINATE BASIS IS NAD 83 (EPOCH 1991.35) PER STA 0015 PER RECORD OF SURVEY BOOK 147, PAGES 70-74 .

(2) VERTICAL DATUM IS NAVD 88 PER STA 0015 PER RECORD OF SURVEY BOOK 147, PAGES 70-74 . ELEVATION = 79.40 FEET

(3) (R) = GRANT DEED PER INSTRUMENT No. 2021-0052042 OF OFFICIAL RECORDS, ROTATED TO NAD 83.

(4) (R1) = RIGHT OF WAY PER PACKARD HOME SUBDIVISION MAP PER RECORD OF SURVEY BOOK 13, PAGE 36 ROTATED TO NAD 83.

(5) ○ = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED

(6) ◉ = FOUND MONUMENT AS NOTED

(7) ALL SURROUNDING PARCELS SHOWN HEREON ARE PER CURRENT ASSESSORS PARCEL MAPS

TOPOGRAPHIC MAP

8 OCEAN VIEW AVENUE
APN's 015-292-013 & 014
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

~AUGUST 2021~

WATERS CARDENAS LAND SURVEYING, LLP
JOSE V. CARDENAS & BARRY J. WATERS
LICENSED LAND SURVEYORS
5553 HOLLISTER AVE.-STS. 7&8 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

SCALE: 1" = 10' WC W.O. #21-0984